132.0	0003	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,379,800 / 1,379,800
					USE VALUE:	1,379,800 / 1,379,800
					ASSESSED:	1,379,800 / 1,379,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KLINE DREW
Owner 2:	
Owner 3:	
Street 1:	64 CHURCHILL AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GESSEL IRA -
Owner 2:	LEVIN ELIZABETH A -
Street 1:	64 CHURCHILL AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,708 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1930, having primarily Wood Shingle Exterior and 3463 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	9708.000	733,200	6,500	640,100	1,379,800
Total Card	0.223	733,200	6,500	640,100	1,379,800
Total Parcel	0.223	733,200	6,500	640,100	1,379,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.42 | /Parcel: 398.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 85151
GIS Ref:
GIS Ref:
Insp Date: 05/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 132.0-0003-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	733,300	6500	9,708.	640,100	1,379,900	1,379,900	Year End Roll	12/18/2019
2019	104	FV	554,700	6600	9,708.	675,700	1,237,000	1,237,000	Year End Roll	1/3/2019
2018	104	FV	554,700	6600	9,708.	497,900	1,059,200	1,059,200	Year End Roll	12/20/2017
2017	104	FV	520,800	6600	9,708.	476,500	1,003,900	1,003,900	Year End Roll	1/3/2017
2016	104	FV	520,800	6600	9,708.	441,000	968,400	968,400	Year End	1/4/2016
2015	104	FV	435,800	6600	9,708.	369,800	812,200	812,200	Year End Roll	12/11/2014
2014	104	FV	435,800	6600	9,708.	361,300	803,700	803,700	Year End Roll	12/16/2013
2013	104	FV	452,800	6600	9,708.	344,200	803,600	803,600		12/13/2012

!10328!

PRINT

Date	Time
12/11/20	00:38:57

LAST REV

Date	Time
02/26/20	09:38:47

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10328

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GESSEL IRA	51512-341		7/31/2008		800,000	No	No		
PILLIDGE RAYMON	27988-33		12/17/1997		372,000	No	No		Y

USER DEFINED

Prior Id # 1:	85151
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2019	1755	Insulate	14,000	C				
5/13/1999	278	Porch	17,000					REBUILD PORCH
2/20/1998	81	Addition	97,885					8X18 2 ST ADD/REMO
10/10/1994	522		2,000					WDK 20X12
5/19/1992	184	Manual	1,000					REINFRCE BEAM/STEE

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	MEAS&NOTICE	HS	Hanne S
2/4/2009	Measured	336	PATRIOT
11/2/1999	Meas/Inspect	263	PATRIOT
7/23/1992		JK	
6/5/1918	MEAS&NOTICE	HS	Hanne S

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		9708		Sq. Ft.	Site		0	90.	0.73	10									640,113						640,100	

Total AC/HA: 0.22287 | Total SF/SM: 9708 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 640,113 | Spl Credit | Total: 640,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.94280529
Const Adj.:	0.98990101
Adj $ / SQ:	149.325
Other Features:	152500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	821990
Depreciation:	88775
Depreciated Total:	733215

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	15	BRs:	6	Baths:	3	HB						

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

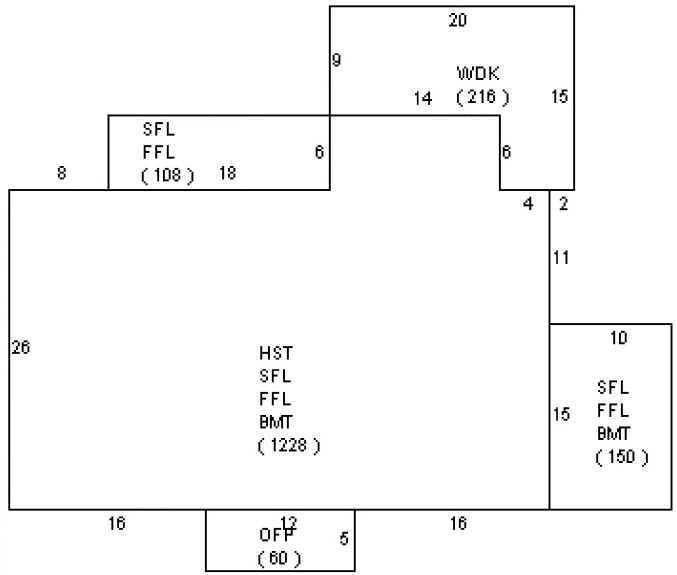
No Unit	RMS	BRS	FL
1	7	2	2
1	8	4	1
Totals			
2	15	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.26
Special Features:	0	Val/Su Net:	139.92
Final Total:	733200	Val/Su SzAd	204.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,486	149.330	221,898
SFL	Second Floor	1,486	149.330	221,898
BMT	Basement	1,378	44.800	61,731
HST	Half Story	614	137.380	84,351
WDK	Deck	216	10.520	2,273
OFP	Open Porch	60	43.560	2,613

Net Sketched Area:	5,240			Total:	594,764
Size Ad	3586	Gross Are	5854	FinArea	3463

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	20	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 132.0-0003-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	GD	1930	21.94	T	30	104			5,500			5,500
19	Patio	D	Y	1	15X17	G	GD	1998	4.65	T	12.6	104			1,000			1,000

More:	N	Total Yard Items:	6,500	Total Special Featues:	Total: 6,500